

BILL NO. R-96-11-40

DECLARATORY RESOLUTION NO. R-82-96

**A DECLARATORY RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1
for property commonly known as 1211 Progress Road,
Fort Wayne, Indiana 46808 (Connor Corporation)**

WHEREAS, Petitioner has duly filed its petition dated November 13, 1996 to have the following described property designated and declared an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein; and

WHEREAS, said project will create 23 full-time, permanent jobs for a total new, annual payroll of \$402,500, with the average new annual job salary being \$17,500; and

WHEREAS, the total estimated project cost is \$1,273,000; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE, INDIANA:**

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall terminate on March 1, 1998.

SECTION 2. That, upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above area an “Economic Revitalization Area”;
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an “Economic Revitalization Area” for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an “Economic Revitalization Area” shall not be finally approved unless said Commission adopts a Resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an “Economic Revitalization Area” shall apply to both a deduction of the assessed value of real estate and personal property for new manufacturing equipment.

SECTION 4. That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of redevelopment or rehabilitation and the estimate of the value of new manufacturing equipment, all contained in Petitioner’s Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed

described redevelopment or rehabilitation and from the installation of new manufacturing equipment.

SECTION 5. That, the current year approximate tax rates for taxing units within the City would be:

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$8.7396/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$8.7396/\$100 (the change would be negligible).
- (c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$8.7396/\$100 (the change would be negligible).
- (d) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$8.7396/\$100.
- (e) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$8.7396/\$100 (the change would be negligible).
- (f) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$8.7396/\$100 (the change would be negligible).

SECTION 6. That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 7. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten years, and the deduction from the assessed value of the new manufacturing equipment shall be for a period of five years.

SECTION 8. That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Member of Council

APPROVED AS TO FORM AND LEGALITY

J. Timothy McCaulay
J. Timothy McCaulay, City Attorney

EXHIBIT A - LEGAL DESCRIPTION

Block #19, Section "E", Interstate Industrial Park, together with part of Block #7A, Section "E", Interstate Industrial Park, part of Block #7, Section "A", Interstate Industrial Park, and part of the vacated right-of-way for Profit Drive, all as being recorded in the Office of the Recorder of Allen County, Indiana, being more particularly described as follows:

BEGINNING at the Southwest corner of said Block #19; thence South 39 degrees 56 minutes 44 seconds West (North 90 degrees 00 minutes 00 seconds West is a recorded bearing for the South line of Block #19 and the North lines of Blocks #7 and 7A and is utilized as the basis of this and all other subsequent bearings appearing this description), a distance of 52.45 feet to a rebar set; thence South 00 degrees 01 minutes 33 seconds East, parallel with the West line of said Block #19 and its Southerly projection, a distance of 60.32 feet to a P.K. nail set; thence South 89 degrees 28 minutes 58 seconds East, a distance of 375.00 feet to a P.K. nail set; thence North 00 degrees 00 minutes 00 seconds East, a distance of 63.71 feet to a P.K. nail set; thence South 90 degrees 00 minutes 00 seconds East, parallel with the South line of said Block #19 and the North line of said Blocks #7 and 7A, a distance of 86.48 feet to a point on the centerline of the Spy Run Creek, said point being referenced by a rebar found 25.8 feet West; thence along the following described courses being the centerline of said Creek and the Easterly lines of Block #7A and Block #19; North 17 degrees 28 minutes 00 seconds East (platted North 17 degrees 01 minutes East), a distance of 124.90 feet; North 05 degrees 18 minutes 00 seconds East (platted North 04 degrees 51 minutes East), a distance of 210.10 feet; North 06 degrees 15 minutes 00 seconds West (platted North 06 degrees 42 minutes East), a distance of 106.70 feet; North 12 degrees 15 minutes 40 seconds West (platted North 12 degrees 35 minutes West), a distance of 286.00 feet to the Northeast corner of said Block #19; thence South 38 degrees 54 minutes 00 seconds West (platted South 37 degrees 36 minutes West), along the Southern right-of-way for Progress Road, a distance of 38.30 feet to a rebar set at the point of curvature, being monumented by a rebar set; thence Southwesterly along said right-of-way on a curve to the right having a radius of 911.47 feet, an arc length of 485.00 feet, being subtended by a chord bearing of South 54 degrees 08 minutes 42 seconds West and a chord length of 479.30 feet to the Northwest corner of said Block #19, which corner is located

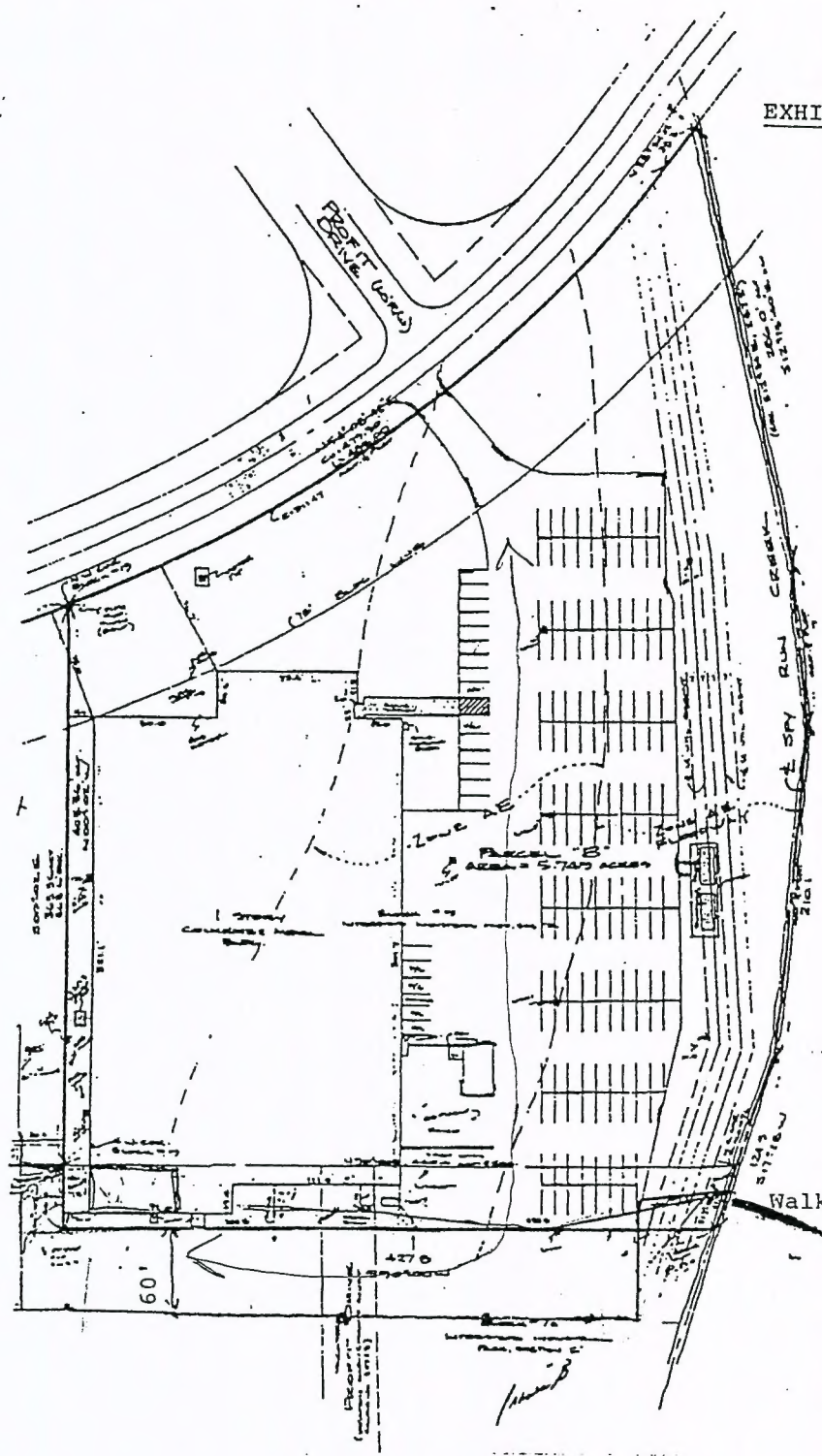
Continued on next page

EXHIBIT A - CONT'D

0.17 feet South and 0.36 feet East of a pipe found; thence South 00 degrees 01 minutes 33 seconds West (South 00 degrees 02 minutes East recorded and South 00 degrees 27 minutes East platted), along the West line of said Block #19 and its Southerly projection, a distance of 363.13 feet (363.36 recorded and 363.3 platted) to the point of beginning for the parcel herein described, containing 6.299 acres of land, more or less.

END OF EXHIBIT A

EXHIBIT A - SITE PLAN



Blue line indicates
approximate location
of communication
lines both above and
below ground.

Walkway Bridge

*Security guard * driveway*

COMMITMENT NO: 96005289

EXHIBIT "B"

- Don't include 60 additional feet on 7/13/14*
1. Taxes of 1995 In name of: MESC ELECTRONIC SYSTEMS, INC.
Interstate Indus Park Sec A N 40 of E 142.3 Ft (Bk 7) &
W1/2 Vac St Adj on E
Value of Land \$970.00 Value of Improvements \$270.00
Mortgage Exemption \$ NONE
1st Installment Due June 28 \$54.18 - PAID
2nd Installment Due November 10 \$54.18
Duplicate No. 658604 Key No. 80-3123-0007
Taxes of 1996 not computed and not yet due and payable.
- Full cc
Plant
no split*
2. Taxes of 1995 In name of: MESC ELECTRONIC SYSTEMS, INC.
Interstate Indus Park Sec E W 315 Ft (Blk 19)
Value of Land \$19,700.00 Value of Improvements \$246,630.00
Mortgage Exemption \$ NONE
1st Installment Due June 28 \$11,638.12 - PAID
2nd Installment Due November 10 \$11,638.12
Duplicate No. 658592 Key No. 80-3119-0007
Taxes of 1996 not computed and not yet due and payable.
- Plant
no split
Full cc*
3. Taxes of 1995 In name of: MESC ELECTRONIC SYSTEMS, INC.
Interstate Indus Park Sec A E 218.6 Ft Ex N 40 of E 142.3 Ft
Blk 7 & W1/2 Vac St Adj on E
Value of Land \$14,970.00 Value of Improvements \$13,730.00
Mortgage Exemption \$ NONE
1st Installment Due June 28 \$1,254.14 - PAID
2nd Installment Due November 10 \$1,254.14
Duplicate No. 658612 Key No. 80-3123-0034
Taxes of 1996 not computed and not yet due and payable.
- 5 paky
with 4008*
4. Taxes of 1995 In name of: MESC ELECTRONIC SYSTEMS, INC.
Interstate Indus Park Sec E Blk 7A &
E1/2 Vac St Adj on W Ex N 40 Ft
Value of Land \$9,830.00 Value of Improvements \$9,200.00
Mortgage Exemption \$ NONE
1st Installment Due June 28 \$831.57 - PAID
2nd Installment Due November 10 \$831.57
Duplicate No. 658594 Key No. 80-3119-0010
Taxes of 1996 not computed and not yet due and payable.
- 5 paky*

-CONTINUED ON NEXT PAGE-

COMMITMENT NO: 96005289
EXHIBIT "B" continued

5. Taxes of 1995 In name of: MESC ELECTRONIC SYSTEMS, INC.
Interstate Indus Park Sec E Blk 19 Ex W 315 Ft
Value of Land \$10,100.00 Value of Improvements \$7,770.00
Mortgage Exemption \$ NONE
1st Installment Due June 28 \$780.89 - PAID
2nd Installment Due November 10 \$780.89
Duplicate No. 658590 Key No. 80-3119-0004
Taxes of 1996 not computed and not yet due and payable.

Full cc

6. Taxes of 1995 In name of: MESC ELECTRONIC SYSTEMS, INC.
Interstate Indus Park Sec E N 40 Ft Blk 7A &
E1/2 Vac St Adj on W
Value of Land \$1,430.00 Value of Improvements \$270.00
Mortgage Exemption \$ NONE
1st Installment Due June 28 \$74.29 - PAID
2nd Installment Due November 10 \$74.29
Duplicate No. 658588 Key No. 80-3119-0001
Taxes of 1996 not computed and not yet due and payable.

Full cc

END OF EXHIBIT "B"

Read the first time in full and on motion by Crawford,
and duly adopted, read the second time by title and referred to the
Committee on Finance (and the City Plan Commission
for recommendation) and Public Hearing to be held after due legal notice, at
the Common Council Conference Room 128, City-County Building, Fort
Wayne,, Indiana, on _____, 19____, the _____ day of
_____, M., E.S.T. _____ at _____ o'clock

DATED: 11-26-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Crawford,
and duly adopted, placed on its passage. PASSED LOST
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	9			
BENDER	✓			
CRAWFORD	✓			
EDMONDS	✓			
HALL	✓			
HAYHURST	✓			
HENRY	✓			
LUNSEY	✓			
RAVINE	✓			
SCHWIDT	✓			

DATED: 11-26-96

Sandra E. Kennedy, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. R-82-96
on the 26th day of November, 1996

ATTEST:

Sandra E. Kennedy (SEAL)
SANDRA E. KENNEDY, CITY CLERK DD Summion
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 27th day of November, 1996,
at the hour of 3:00 o'clock P, M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 22 day of December,
1996, at the hour of 3:45 o'clock P, M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR



STATEMENT OF BENEFITS

State Form 27167 (R5 / 11-95)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

FORM
SB - 1

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitative or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer Connor Corporation	
Address of taxpayer (street and number, city, state and ZIP code) 1319 Production Road, Ft. Wayne, IN 46808	
Name of contact person Pamela A. Kephart	Telephone number (219) 483-9000

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body FORT WAYNE COMMON COUNCIL		Resolution number R -	
Location of property 1319 Production Road, Ft. Wayne	County Allen	Taxing district Ft. Wayne	
Description of real property improvements and / or new manufacturing equipment (use additional sheets if necessary) Laboratory renovations, office, renovations, plumbing, electrical, truck docks, lights, Injection Mold. presses, oven, chiller, comparator		ESTIMATED	
		Start Date	Completion Date
	Real Estate	12/31/96	6/1/97
	New Mfg Equipment	12/31/96	6/1/97

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0	Salaries 0	Number retained 0	Salaries 0	Number additional 23	Salaries \$402,500

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	1,003,050	334,350		
Plus estimated values of proposed project	175,000	40,833	1,098,000	146,200
Less values of any property being replaced				
Net estimated values upon completion of project	1,178,050	375,173	1,098,000	146,200

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
Estimated solid waste converted (pounds) Unknown	Estimated hazardous waste converted (pounds) Unknown
Other benefits:	



SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative P. A. Kephart for Connor Corp	Title VP Fin Mgmt	Date signed (month, day, year) 11/12/96

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed two calendar years * (see below). The date this designation expires is March 1, 1998.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☒ Yes ☐ No
 2. Installation of new manufacturing equipment; ☒ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☒ No
- C. The amount of deduction applicable for new manufacturing equipment is limited to \$ unlimited cost with an assessed value of \$ unlimited.
- D. The amount of deduction applicable to redevelopment or rehabilitation is limited to \$ unlimited cost with an assessed value of \$ unlimited.
- E. Other limitations or conditions (specify) N/A
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:
- ☒ 5 years ☐ 10 years The deduction period will be five (5) years unless the designating body has by resolution specified the ten (10) year period.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)	Telephone number	Date signed (month, day, year)
 J. Schmier Council President	(219) 427-1208	11-26-96
Attested by:	Designated body	
 Ronald E. Kennedy Clerk	Common Council	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

CITY OF FT WAYNE

FOR STAFF USE ONLY:

Declaratory Passed Nov 26 1996Confirmatory Passed Dec 17 1996☒ FT Jobs Currently☒ PT Jobs Currently\$ 0 Current Average Annual Salary

NOV 13 1996

DEPT. OF ECON. DEVL.

23 FT Jobs to be Created
☒ PT Jobs to be Created
\$17,500 Avg Annual Salary of all New Jobs
☒ FT Jobs to be Retained
☒ PT Jobs to be Retained
\$ Avg Annual Salary of all Retained Jobs

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR:

Real estate key no. _____

(Check appropriate box[es] below)

☒ Real Estate Improvements Total cost of improvements: \$ 175,000
☒ Personal Property (New Manufacturing Equipment) Total cost of improvements: \$1,098,000

TOTAL OF ABOVE IMPROVEMENTS: \$1,273,000

GENERAL INFORMATION

Taxpayer's name: Connor Corporation Telephone: (219) 483-9000Address listed on tax bill: 1319 Production Road, Ft. Wayne, IN 46808Name of applicant's business: Connor CorporationName of business to be designated, if applicable: Connor Corporation Gasket Division

DBA: _____

Address of property to be designated: 1211 Progress Drive, Ft. Wayne, IN 46808Contact person if other than above: Name: Pamela A. Kephart Telephone: (219) 483-9000Address: 1319 Production Road, Ft. Wayne, IN 46808☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: _____

Describe the product or service to be produced or offered at the project site? Plastic & Rubber Gaskets
for Chrysler Corporation.

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

Current facility is technologically obsolete for purposes in
which Connor Corporation intends to produce parts.

REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: 66,000 square feet

production facility.

Describe the condition of the structure(s) listed above: 28 years old with modifications

necessary to allow for production of plastic and rubber molded parts

Describe improvements to be made to property to be designated: Modifications including;

completion of laboratory, additional truck docks

remodeling of 2nd floor offices, additions: lighting, electrical,

plumbing

Projected construction start (month/year): 12/31/96

Projected construction completion (month/year): 6/1/97

Current land assessment: \$ 56,550

Current improvements assessment: \$ 277,800

Current real estate assessment: \$ 334,820

Current property tax bill on site to be designated: \$ 14,633

What is the anticipated first year tax savings attributable to this designation? \$ 3,568.00

How will you use these tax savings? Tax savings will be used to enhance expansion
of the operation in the facility being abated.

PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from the assessed value of new manufacturing equipment.

List below the manufacturing equipment for which you are seeking an ERA designation. This equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated: 2-Desma Injection Molding Presses

1-Convection Oven , 1-Chiller System
Coordinate Measurement Machine (CMM) , Laboratory Equipment

☐ Yes ☒ No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana?

Equipment purchase date: 12/13/96 Equipment installation date: 12/31/96

Current personal property tax assessment: \$ 0 Annual personal property tax bill: \$ 0

What is the anticipated first year tax savings attributable to this designation? \$ 12,795

How will you use these tax savings? Tax savings will be used to assist in the
financing of continued expansion.

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED FORT WAYNE FACILITY TO RECEIVE E.R.A. DESIGNATION			
	NO. OF EMPLOYEES ¹	TOTAL ANNUAL PAYROLL ²	AVERAGE ANNUAL SALARY ³
CURRENT NUMBER FULL-TIME	0	---	---
CURRENT NUMBER PART-TIME	0	---	---
NUMBER RETAINED FULL-TIME	0	---	---
NUMBER RETAINED PART-TIME	0	---	---
NUMBER ADDITIONAL FULL-TIME	23	\$ 402,500	\$ 17,500
NUMBER ADDITIONAL PART-TIME	0		

Check the boxes below if the jobs to be created will provide the listed benefits:

☐ Pension Plan

☒ Major Medical Plan

☒ Disability Insurance

☒ Tuition Reimbursement

☒ Life Insurance

☒ Dental Insurance

List any benefits not mentioned above: 401K/Profit Sharing

When will you reach the levels of employment shown above? (Year and month) 4/97

Types of jobs to be created as a result of this project? Supervisory, Maintenance, Production

¹Sum of full- and part-time must match the figures given in Section 3 of "Statement of Benefits" Form SB-1 under "Current number", "Number retained", and "Number additional".

²It is to include your total annual payroll.

³Total annual payroll divided by the total number of employees at site to be designated both full- and part-time).

REQUIRED ATTACHMENTS

The following must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
Should be marked as Exhibit A.
2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000
3. Owner's Certificate (if applicant is not the owner of property to be designated).
Should be marked as Exhibit B if applicable.

I hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application. I understand that any incorrect information on this application may result in a recession of any tax abatements which I may receive. I understand that I must file a correctly completed CF-1 (Compliance With Statement of Benefits Form) with BOTH the City of Fort Wayne Department of Economic Development, AND the County Auditor within 60 days of the end of each year in which I receive deduction. Failure to file the CF-1 with either agency may result in a recision of any tax abatement occurring as a result of this application.

Pamela A. Kephart
Signature of Applicant

11/12/96
Date

Pamela A. Kephart, VP of Finance & Administration.
Typed Name and Title of Applicant



CONNOR CORPORATION
WORLD HEADQUARTERS
1319 Production Road
Fort Wayne, IN 46808
(219) 483-9000 FAX (219) 483-0059

November 12, 1996

Department of Economic Development
City County Bldg.
Room 840
One Main St.
Ft. Wayne, IN 46801

Attention: Economic Development Council

Please allow this letter to serve as an "Owner Certificate" in confirmation that CC Realty LLC owns the property at 1211 Progress Road, Ft. Wayne, IN 46808 which is being leased to Connor Corporation to house their manufacturing activities. As lessee, Connor Corporation pays the real estate taxes associated with this real estate property.

I thank you in advance for your assistance and cooperation in this matter.
Should you have any questions, please feel free to call.

Sincerely,

Charles Wilson,
Managing Partner, CC Realty LLC



MEMORANDUM

TO: Common Council Members

FROM: Staci Walter
Economic Development Specialist, Department of Economic Development

DATE: November 20, 1996

SUBJECT: Real and Personal Property Tax Abatement Application dated November 13, 1996 for Connor Corporation
Address: 1211 Progress Road, Fort Wayne, Indiana 46808

Background

Description of Product or Service Provided by Company:

Connor Corporation will produce plastic and rubber gaskets for Chrysler Corporation. Connor will expand into a new facility.

Description of Project:

Connor Corporation will make modifications to the existing building and purchase new equipment.

Total Project Cost:	\$1,273,000	Number of Full Time Jobs Created:	23
Councilmanic District:	3	Number of Part Time Jobs Created:	0
Existing Zoning of Site:	M-2	Average Annual Wage of Jobs Created:	\$17,500
		Number of Full Time Jobs Retained:	0
		Number of Part Time Jobs Retained:	0
		Average Annual Wage of Jobs Retained:	\$0

Project is Located Within a:

Designated Downtown Area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Redevelopment Area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Urban Enterprise Area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Platted Industrial Park:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Effect of Passage of Tax Abatement

Creation of 23 new jobs with benefits.

Effect of Non-Passage of Tax Abatement

Loss of 23 new jobs.

Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation period will terminate on March 1, 1998.
3. The period of deduction for real property improvements is ten years.
4. The period of deduction for personal property improvements is five years.

Signed: Staci Walter
Economic Development Specialist

Signed: Debra Gensie
Sr. Economic Development Specialist

Comments:

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Connor Corporation is requesting the approval of an Economic Development Revitalization Area for real and personal property improvements in the amount of \$1,273,000. In order to start a new division, Connor Corporation will make modifications to an existing building and purchase new equipment.

EFFECT OF PASSAGE Creation of 23 new jobs with benefits. Tax savings will be used to enhance expansion of the operation in the facility being abated.

EFFECT OF NON-PASSAGE Loss of 23 additional jobs and tax revenue.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) No public expenditures involved.

ASSIGNED TO COMMITTEE (PRESIDENT) John Crawford

BILL NO. R-96-11-40

REPORT OF THE COMMITTEE ON
FINANCE
THOMAS C. HENRY - JOHN N. CRAWFORD - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) XXXXXXXXXX (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 property commonly known
as 1211 Progress Road - (Connor Corporation)

HAVE HAD SAID (~~ORDINANCE~~) XXXXXXXXXX (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) XXXXXXXXXX (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

<u><i>John N. Crawford</i></u>	<u> </u>	<u> </u>
<u><i>Thomas C. Henry</i></u>	<u> </u>	<u> </u>
<u><i>James H. Hays</i></u>	<u> </u>	<u> </u>
<u><i>Richard A. Hall</i></u>	<u> </u>	<u> </u>
<u><i>John R. Edmonds</i></u>	<u> </u>	<u> </u>
<u><i>Q. Schmitt</i></u>	<u> </u>	<u> </u>
<u><i>Rebecca L. Davis</i></u>	<u> </u>	<u> </u>

DATED: 11-26-96

Sandra E. Kennedy
City Clerk